800x 34 PAGE 616

Howard H. Kelly, Realty Inc.

108 W. Patrick Street

Phone: 663-9555

Frederick, Md.



CONTRACT OF SALE APPROVED BY THE FREDERICK COUNTY BOARD OF REALTORS

TALL ILO VID				
THIS AGREEMENT OF SALE, made this	day of	December	• • • • • • • • • • • • • • • • • • • •	1973 by and
Howeve Prongag and Ellz	aboth a. Prongas.	UTB ATTO		. Seller
between Old Frederick Ro whose address is	ad. Rocky Ridge. F	rederick County, Hi	ryland	
	VANTURELLET DIE 1300CC C			Purchaser
and 6319 Old Washin whose address is	eston Road. Elleride	e. Maryland 22127		
whose address is		The latter	does benehv nurchase (rom the former.
Witnesseth, that the Seller does hereby be the following described property, situate in .	argain and sell unto the said 1175 of New Cut Roa	d and W/Long's Mill	Road, Frederic	k Co. Ud.
65 acres, more or less, impr folio 698				
with improvements thereon known as	ne Harry and Elicab	ath autrus Louga	2 Mader of a	• • • • • • • • • • • • • • • • • • •
(including hearing, plumbing that lighting f	fixtures.	DOCUMENTS CONTRACTOR OF THE PROPERTY OF THE PR	COCCEPT TO THE PROPERTY	Tedetal Birks.
(IIICIUUIS meanistiphia and -e		**************************************		
and all trees, shrubs, and plants as now ins	•			
and all trees, shrubs, and plants as now mis			_	• • •
** * ***** ************************		***************************************		
at and for the price of			\$6¢.000_0	
	ixty-five Thousand		S1,000.00	
	ne inousena	Dol	lars (
of which check has been paid in the form of		prior to the signing here	of, and the balance to be	e paid as follows:
nas been paid in the form of minimum	•			
	SEE THE R EVERSE HE			
		1.11	4.1	1
Settlement to be on or before And upon payment as above provided of further assurance shall be executed at the chantable, free of liens and encumbrances generally applicable to properties in the incomments for public utilities and any other				
		10111 1A	7il R	
Settlement to be on or before		The state of the second state of	taining coverages of spe	cial warranty and
And upon payment as above provided of	of the unpaid purchase mone; expense of the Seller, which	shall convey the property to	the Purchaser. Title to	be good and mer-
chantable, free of liens and encumbrances	except as specified herein a	nd except: Use & occupancy	y restrictions of public property is located, and	publicly recorded
generally applicable to properties in the in easements for public utilities and any other	r easements which may be o	bserved by an inspection of	he property.	
If Seller shall be unable to convey title	le in accordance with the pr	ovisions of this contract, Se.	noving the defect or defe	ects in title. If the
the closing of title hereunder for a period	of not more than thirty to	I have the might to rescind	this contract, in which	case all payments
defect or defects are not removed within made on account of the purchase price shittle examination and/or survey. Seller, he			- 	
	and the second the	i Debugar grand tisaaak a	OF ITIAV DE TOTOVIAGO GA	the option of the
Seller; in the event of any such forfeiture	of the deposit, the Realtor s	shall be entitled to one-hall.	said smount not to ex-	
mission as hereafter specified. Rent, water rent, taxes and all other	public charges on an annua	al basis against the premises	shall be apportioned as	s of date of settle
ment, at which time possession shall be g	given, whese otherwise agree	of other transfer taxes, if any		
	- 1 - 1 1 - 4 - 1 - 1 - 2 4 h - Callon un	stil lagal title has nasseed of t	MSSESSION NAS DECIDAS PERC	n. It is also under protect all parties
stood and agreed that the Seller shall im	nmediately have an of the half shall continue said insuran	ice in force during the life of	this contract.	
Upon passage of title. Seller agrees to	o deliver possession of the p	premises, clean of debris, a	nd with all besting, pl	lumbing, electrical
and mechanical fixtures and equipment in	n operating condition.	aing upon their respective h	eirs executors adminis	trators or assigns.
The principals to this contract mutually that this contract contains the final and the state of	entire agreement between the	he parties hereto, and they s	hall not be bound by any	terms, conditions,
statements, warranties or representations	s, oral or written, not neven	I Contained, third works	as the Realtor negotiatin	
The Seller recognizes Howard H		- 10 -	% of the sales pa	rice, and the part;
agrees to pay to said Realtor brokerage f	and directed to deduct the a	Spresaid brokeage fee from the	ne proceds of sale and pa	ay same to Realton.
making settlement is hereby authorized a The entire deposit shall be held by Realte	or as agent for Seuer in a	Special agency account unon	_	
WITNESS the hands and seals of the	narties bereto the day and t	vear first above written. Exe	ecuted in the copic) 3
Millation and semp of the	parties acres the depresent			
		•		
WITNESS-AS TO SELLER	2001	Harry SF	my the	Prongas (SEAL)
WITNESS-AS TO SELLER	SSIGNATURE	SE	LLER'S SIGNATURE	
The sold the	60 //	Philadel	the Prince	-) (SEAL)
WITNESS-AS TO SELLER	'S SIGNATURE	Elizabeth W. SE	LLER'S SIGNATURE	Septime 1
			2 Delit	
Thousand It the	L. L. 1	Janes E	JYER'S SIGNATURE	Roberts (SEAL)
WITNESS-AS TO BUYER	SSIGNATURE			
Thurst TAK	2////	Land.	US'ER'S SIGNATURE	Dation (SEAL)
WITNESS-AS TO BUYER	SSIGNATIORE	bermette E. B	UYER'S SIGNATURE	RUUGITU
	OTE MISCELLANEOUS PR	OVISIONS ON BACK OF C	ONTRACT	EYMEL
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